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May 11, 2020

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JAMES H. GOULD (1911-1985)  
JOHN E. LARSON (1924-2016)

Mr. Larry Shipman, Chairman  
Zoning Commission  
Essex Town Hall  
29 West Avenue  
Essex CT 06426

Re: Proposed Text Amendments, VR Zone  
Business & Professional Offices

Dear Chairman Shipman,

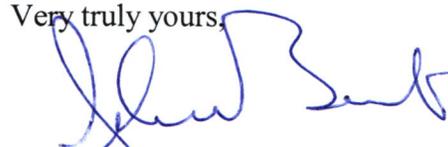
Please be advised I represent Wildwood Medical Center Association, Inc., located at 35 Saybrook Road, Essex. Enclosed you will find our Application for Amendment of the Essex Zoning Regulations to allow business and professional offices, as defined in the Amendments, as special exception uses in the VR Zone.

I would note that this text is essentially lifted as whole cloth from the proposed and reformatted Regulations that I know are before your Commission for consideration. While our Application may be redundant of your own efforts, it is unclear in these troubled times when your new, proposed Regulations might be considered or acted upon. We are, therefore, seeking these minor amendments which are, however, totally in keeping with the proposed amendments.

From the perspective of Wildwood Medical Center, we seek simply to expand the available special principal uses of the existing office facilities to other professions and businesses. As noted, any proposed use would be subject to a special exception.

In keeping with the Regulations, I have enclosed twelve copies of the Application with the necessary attachments, along with our check in the amount of \$185.00 for the Application fee. If I have neglected any point, I look forward to hearing from you.

Very truly yours,



John S. Bennet  
Ext. 210  
[Bennet@gould-larson.com](mailto:Bennet@gould-larson.com)

JSB/lm  
Enclosures

cc: Joseph Budrow

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

SPECIAL EXCEPTION	_____	VARIANCE/ APPEAL	_____
SITE PLAN REVIEW	_____	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	_____	REGULATION TEXT AMENDMENT	<u>  X  </u>
INLAND WETLANDS PERMIT - AGENT APPROVAL	_____	ZONE CHANGE	_____
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION: \_\_\_\_\_ See attached proposed amendments.

PROJECT NAME: \_\_\_\_\_ Amendments to Regulations

STREET ADDRESS OF PROPERTY \_\_\_\_\_ 35 Saybrook Rd, Essex, Ct \_\_\_\_\_

ASSESSOR'S MAP   46   LOT   55-1   LOT SIZE   3.1 ac   DISTRICT   VR  

APPLICANT   WILDWOOD MEDICAL CENTER ASSOCIATION, INC    
  35 Saybrook Rd, Essex, Ct 06426   PHONE \_\_\_\_\_

APPLICANT'S AGENT (if any)   John S. Bennet    
  30 Plains Rd, Essex, Ct 06426   PHONE   860-767-9055  

ENGINEER.SURVEYOR/ARCHITECT   N/A    
\_\_\_\_\_ PHONE \_\_\_\_\_

Note:

1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.

2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3) I HERBY TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

**TOWN OF ESSEX**  
**Zoning Commission**  
Essex Town Hall, 29 West Avenue  
Essex, Ct 06426

**Petition for a Text Amendment of Zoning Regulations**

or

**Petition for a Change to the Town's Zoning Map**

PART TWO

Signature of Property Owner(s):    \_\_ Wildwood Medical Center Association, Inc \_\_  
Or Petitioner

  \_\_ by John S. Bennet, Esq, Attorney \_\_

Address:    \_\_ 35 Saybrook Rd, Essex, Ct. 06426 \_\_

Application #                                    \_\_\_\_\_ Date of Receipt \_\_\_\_\_

The undersigned request a text amendment to the Essex Zoning Regulations.

[ X ] This petition **requests a change in zoning regulations** and there is attached:

- 1) A full text of the proposed change in the zoning regulations clearly indicating existing provisions to be repealed and the new provisions to be enacted. **ATTACHED**
- 2) A complete and comprehensive statement of the reasons for any proposed changes, including any special interest the Petitioner(s) may have in such change, is attached. **ATTACHED**

[ ] This petition **requests a change to the Town's Zoning Map** and there is attached:

- 1) A map clearly showing the area to be re-classified and specifying the present classification and proposed new classification with existing and proposed boundaries.
- 2) A list, keyed to the map, of the names and addresses of the record owners of and within the area to be affected, and within 500 feet outside the area to be affected by such reclassification, and
- 3) A complete written description, by metes and bounds or courses and distances, of the location of any new zoning district boundary or boundaries proposed.

**Application of Wildwood Medical Center Association, Inc.**

**Proposed Regulation Amendments**

A. To add to Section 20 the following definitions:

“BUSINESS OFFICE: The office of recognized businesses such as consultants, accountants, marketing and advertisers, financial institutions, insurance agents, real estate agents, utilities, sales offices, and others who perform services of a business nature.”

“PROFESSIONAL OFFICE. The office of recognized professions such as physical therapists, psychologists, councilors, physicians, dentists, and others who perform services of a similar medical nature”

B. To add to VR Zone special exception uses by adding an additional subpart (I)

60A.2. SPECIAL PRINCIPAL USES. . .

“(I) Business and Professional offices.”

## **Application of Wildwood Medical Center Association, Inc.**

### **Statement of Reasons for Proposed Regulation Amendments**

The Applicant proposes to amend the Regulations to define Business Offices and Professional Offices by adding those definitions to Section 20 of the current Zoning Regulations. The other Amendment would be to allow Business and Professional offices in the VR Zone as special principal uses.

Both of these changes are provided for in the Proposed Reformatted Zoning Regulations now awaiting action by the Commission.

The Commission's new Proposed Section 306, contains in its Schedules at Page 49, the inclusion of Business and Professional offices as special, principal uses in the VR Zone. Article 8 of the proposed, new Regulations contained the same text for the definitions of "Business Offices" (at Page 130) and "Professional Offices" (at Page 142), as proposed above.

Your Applicant is the Association of units in the Wildwood Medical Center at 35 Saybrook Road. With the passage of time and development of other area medical facilities and the nature and layout of the offices in this project, which was built in the 1970's, the owners have found that there is a need for expanding the uses to other types of professional and business offices. This would expand opportunities for utilization and occupancy in the facility.

As noted above, the amendments proposed herein are exactly in keeping with the proposed Zoning Amendments published by the Commission.